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# CASCADE ESTATES P.R.D. #01/93

## A PARCEL OF LAND SITUATE IN THE N.W. 1/4 OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 2 EAST, W.M. ISLAND COUNTY, WASHINGTON

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE THE COMMUNITY OPEN SPACE IDENTIFIED HEREON AS TRACT A TO THE OWNERS OF THE LOTS WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT FOR THE USES AND PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTIONS RECORDED HEREWITH ALSO SAID DEDICATED IS THE PRIVATE ROAD FORMING THE SET BACKS AND PURPOSE SET FORTH IN SAID COVENANTS ALSO THE RIGHT OF THE HOMEOWNERS ASSOCIATION WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS BLOCKS TRACTS ETC SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON ALSO THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS COMPLETED AND SURFACED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PRD BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF THE ROADS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22nd DAY OF October 1996.

Deann Hightower White DATE \_\_\_\_\_

### LEGAL DESCRIPTION

PARCEL: A THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, EXCEPT THE WEST 660 FEET THEREOF.

PARCEL: B THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, EXCEPT THE NORTH 660 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

PARCEL: C THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, EXCEPT THE NORTH 660 FEET OF THE WEST 660 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

### RESTRICTIONS

ALL UTILITY SYSTEMS SHALL BE UNDERGROUND EXCLUSIVELY. ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 32601321 RECORDS OF ISLAND COUNTY.

### RESERVATION

TRACTS A IDENTIFIED HEREON AS COMMUNITY OPEN SPACE IS RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN UNDISTURBED NATURAL STATE OF MAINTAINED AND USED AS SHOWN HEREON AND AS SPECIFIED IN THE DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTIONS AND IS FOR PASSIVE RECREATION ONLY EXCEPT AS SPECIFIED IN SAID DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTION.

### EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUEBT SOUND POWER AND LIGHT COMPANY, WHOLEY TELEPHONE COMPANY, TO CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT AND THE PRIVATE ROADS SHOWN HEREON IN WHICH TO INSTALL LAY CONSTRUCT RENEW OPERATE AND MAINTAIN UNDERGROUND CONDUTTS CABLE WIRES AND VALUTES WITH NECESSARY DEGREE AND/OR GROUND MOUNTED FACILITIES AND PROPERLY WITH THE PURPOSE OF SERVING THE PHONE AND CABLE SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS A TALL LINES FOR THE PURPOSES SET FORTH. ALSO EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

### RESTRICTIONS

DIRECT ACCESS TO CAMANO RIDGE ROAD IS RESTRICTED TO THE EASEMENTS SHOWN HEREON

A PORTION OF THIS PROPERTY CONTAINS STEEP SLOPES (15% BY DEFINITION). NO GRADING (CLEARING, EXCAVATION, FILLING IS PERMITTED WITHIN SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM IS OBTAINED FROM ISLAND COUNTY ENGINEERING DEPARTMENT.

NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SAID COUNTY ENGINEERING DEPARTMENT.

### NOTES

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN AND OR, PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLANNED RESIDENTIAL DEVELOPMENT

APPROVAL OF THIS PRD DOES NOT GUARANTEE THE ISSUANCE OF ONSITE SEWAGE DISPOSAL PERMITS NOR THE AVAILABILITY OF POTABLE WATER.

THE PARCEL MAY BE SUBJECT TO NOISE, DUST, SMOKE, AND ODORS RESULTING FROM HARVESTING, PLANTING, FERTILIZATION, AND PEST CONTROL ASSOCIATED WITH PERMITTED FOREST MANAGEMENT IN PRACTICES AS LONG AS THESE PRACTICES WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. (SUBSECTION 17.02.030 (d) (3) ICC)

### ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF OCT 1996 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED EVAN HOLZNECHT RESPECTIVELY OF Cascade Lumber Profit Share Inc + Trust WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Deann Hightower White  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT STANWOOD

### CERTIFICATE OF TITLE

RECORDED December 30 1996 IN VOLUME 717  
PAGE 457 UNDER AUDITOR'S FILE NO. 32601321  
RECORDS OF ISLAND COUNTY, WASHINGTON.

### RECORDING CERTIFICATE

FIELD FOR RECORDING THIS 22nd DAY OF December 1996  
AIZED IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 171-178 UNDER AUDITOR'S FILE NO. 32601321 RECORDS OF ISLAND COUNTY WASHINGTON AT THE REQUEST OF DATUM PACIFIC INC.

Deann Hightower White By Deann Hightower White, Secretary  
COUNTY AUDITOR

### TREASURERS CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR, 1995 (A.P.N.s R25101-428-0340, R25101-428-0370, R25101-428-0370)

Deann H. Hightower  
ISLAND COUNTY TREASURER

### APPROVALS

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 22nd DAY OF October 1996.

Michael J. Hartz  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 11.01 ISLAND COUNTY CODE THIS 22nd DAY OF October 1996.

Patricia Allen  
ISLAND COUNTY ENGINEER

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 22nd DAY OF November 1996.

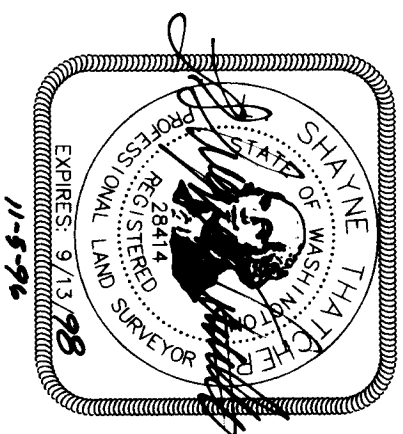
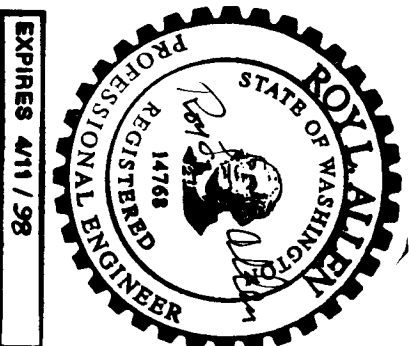
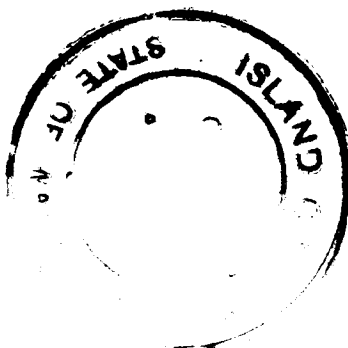
BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

TOM SHAUGHNESSY, Chairman  
Michael J. Hartz  
MICHAEL SHELTON, Member  
William C. McDowell  
WILLIAM C. McDOWELL, Member

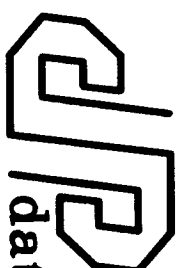
### SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORING ACT IN THE MONTH OF October 1996.

Shayne Thacher  
L. SHAYNE THACHER, P.L.S.  
WASHINGTON CERTIFICATE NO 28414

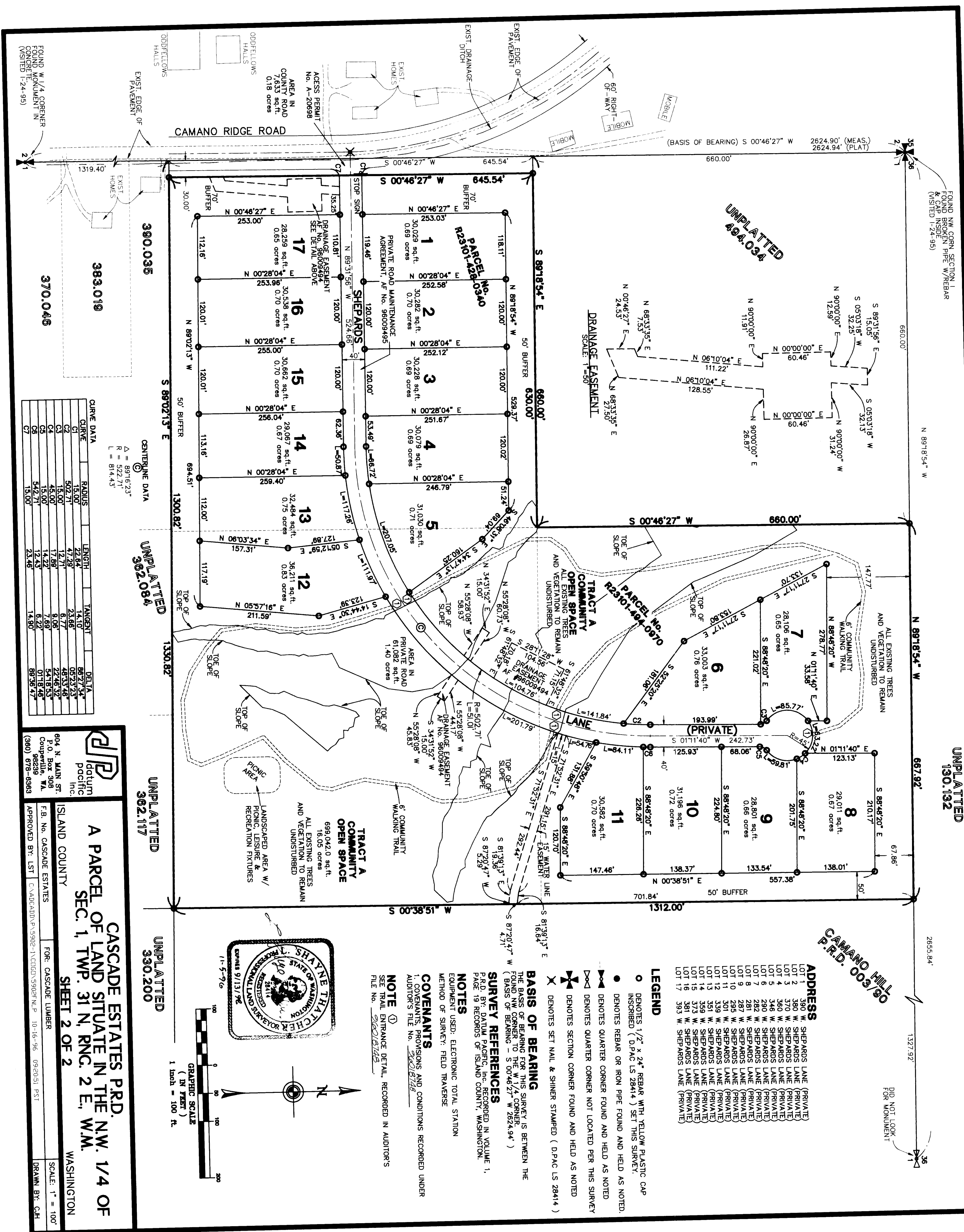


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